

TO LET

OFFICE - 1,601 SQ FT (148.73 SQ M)

The Poplars, Yapton Lane Walberton, Arundel, West Sussex, BN18 0AS

DESCRIPTION

A modern, detached, office building which will shortly be subject to full redecoration, new carpets and landscaping to entrance area, of brick construction, under a pitched roof.

Internally, the property is laid out to provide a spacious reception area, both general and private offices and separate male and female WC facilities. There is also a separate kitchen. The property is carpeted throughout with heating by way of electric night storage heaters.

Externally there are attractive landscaped areas and parking for several cars.

LOCATION

The property is situated in Yapton Lane, immediately fronting Yapton Lane in Walberton with easy access to Arundel, Barnham Station and Chichester.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	1,601	148.73
TOTAL	1,601	148.73

RENT

£20,000 PAX.

LEASE

A new lease is available with annual landlord development breaks.

SERVICE CHARGE

Ben Collins

There will be a service charge to cover the upkeep of the common areas.







AMENITIES / OPPORTUNITY

- Modern Detached Office Building with Ample Parking TO LET.
- The property is laid out to provide a spacious reception area &both general and private offices.
- Carpeted throughout with heating by way of electric night storage heaters.
- Externally there are attractive landscaped areas and parking for several cars.
- The property is situated in Yapton Lane, immediately fronting Yapton Lane in Walberton with easy access to Arundel, Barnham Station and Chichester.

RATES

The April 2023 Rateable Value of the property is £11.750.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

76-100	D
--------	---







VIEWINGS - 01903 229200

Duncan Marsh t: 01903 229201

t: 01293 441312

e: dmarsh@shw.co.uk

e: bcollins@shw.co.uk

twitter - @SHWProperty LinkedIn - SHW Property



Instagram – SHW Property

MAKING PROPERTY WORK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

SHW.CO.UK